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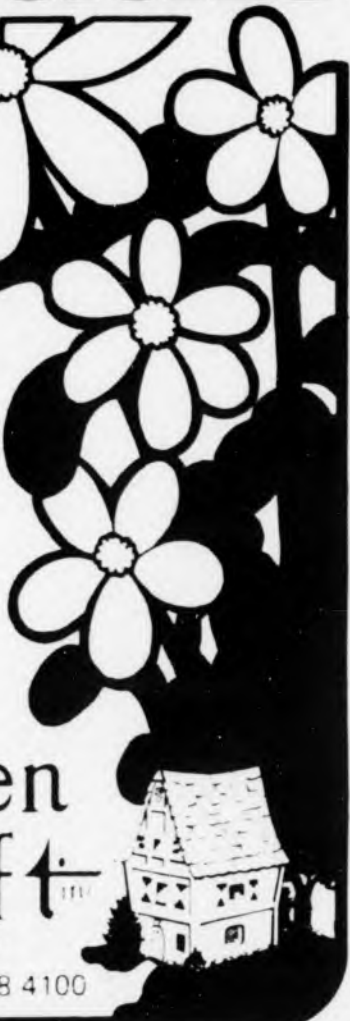
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Sawchuk

[continued from page 1]
the DEQE also have to ap-
prove the system; tentative ap-
proval from each of these
boards has been given. The
official written approval from
State Engineer Thomas Clor-
ity of the DEQE and the Board
of Appeals' final decision are
holding up development at 79
Atlantic Ave.

Among the most controver-
sial of the system's aspects is
the precedent it would be
setting for the town. The
communal leaching field
which would be near the
existing driveway, is five
times the size of one field,
thereby accommodating all
the homes on a common sys-
tem. Individual leaching fields
for the homes have also been
tested.

Wayne Sawchuk, principal
member of the trust, said at a
recent Conservation Commis-
sion meeting that multiple
systems have been success-
fully used in Sherborn and
Sudbury. He said it would be
the most practical system for
the area because it would fa-
cilitate easy tie-in with public
sewerage which he predicts
will come down Atlantic
Avenue.

Sawchuk, who with Dou-
glas Purdy and Glen Pratt,
own the property, didn't feel
that precedent setting was at
issue at all because the system
conforms to the state sanitary
code and the Cohasset Board
of Health regulations. The
proposed leaching area has
the percolability to support five
homes, he said, and it is not
subject to flooding or wave
action. The percolation tests
were performed by Robert
Crawford of EET with Health
Agent Kevin O'Brien.

Furthermore, Sawchuk
was convinced no pollution
would reach Treats Pond or
the bathing beaches after the
Conservation Commission
engaged John Modzelewski,
physical engineer with Civil
Designs Inc. of Boston, to
further review the site. Mod-
zelewski suggested, and
Sawchuk agreed to fill the
expansion area because it
would obviate the need for
disturbing the road to provide
a buffer to the area in the
future and insure adequate
leaching area.

How liability for the main-
tenance of the common system
would be divided has also

been heard as a question of
concern. An association of
homeowners has been formed
to allow for the maintenance of
the system as installed, ac-
cording to Sawchuk. All own-
ers of the property are col-
lectively reesponsible for the
installation, maintenance and
repair of the system.

O'Brien doesn't see any
problems with the proposed
disposal system or the asso-
ciation, Sandy Cove South
Association. O'Brien said the
system, although he finds
failure unlikely, would usually
show signs of failure at the
point at which the system goes
wrong. If something fails, it
would show quickly, he said.

O'Brien finds the cluster
system a good precedent for
Cohasset if there is good soil
and area. But, he added, there
aren't many places in Co-
hasset that can show good
soil. As for the percolation
tests at 79 Atlantic Ave.,
O'Brien added, "It's good
stuff."

Treats Pond is ditched and
then piped underground
where it finally empties into
the ocean, O'Brien said. The
closest area to open water
from the leaching area is 80
feet, far enough away to dis-
pell fears of pollution.

Although O'Brien agrees
with Sawchuk that the one
large leaching field will reduce
the number of trees that would
have to be cleared to indi-
vidual systems, he acknow-
ledges that it would cost less
to do it this way and be easier
to maintain. If individual sys-
tems were installed, he said,
they would have to be on the

lot, within 10 feet of the
property line and involving a
lot more area.

Awaiting is the Board of
Appeals' final decision, pend-
ing coordination of the appro-
val of all concerned. Sawchuk
is anxious that the decision
won't come until the end of
June, taking up the full 90
days the board has to come to
a decision. Every lot is under
agreement, he said, but he
can't pass papers until he
knows the property can be
built on.

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